

122.0

0006

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

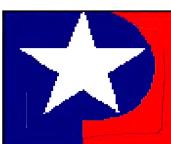
Total Card / 925,700 / 925,700

USE VALUE:

925,700 / 925,700

ASSESSED:

925,700 / 925,700


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		DEVEREAUX ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: AVERILL DOUGLAS B & MARELLA

Owner 2:

Owner 3:

Street 1: 22 DEVEREAUX ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: WITTENBERG LUCY -

Owner 2: -

Street 1: 22 DEVEREAUX ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Aluminum Exterior and 2461 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4617		Sq. Ft.	Site		0	90.	1.21	10									502,658						502,700	

Total AC/HA: 0.10599

Total SF/SM: 4617

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total:

502,658

Spl Credit

Total:

502,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

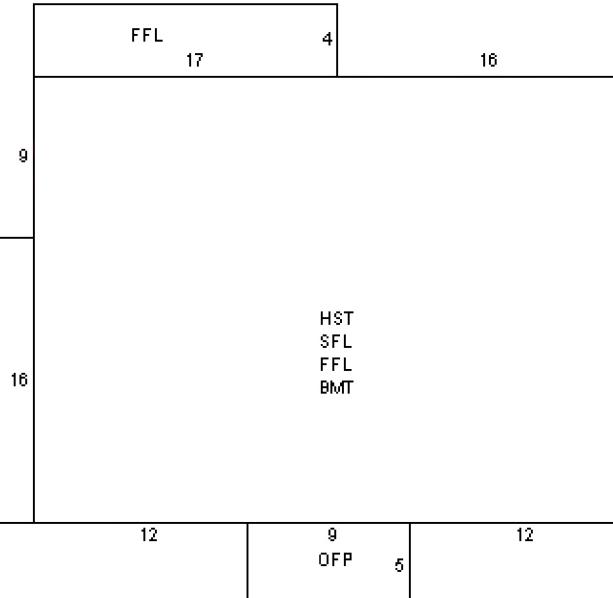
Type:	15 - Old Style
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	3 - Aluminum
Sec Wall:	1 - Wood Shingl 30 %
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	BLUE
View / Desir:	

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Good
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C+ - Average (+)
Year Blt:	1920
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G16
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.16269529
Const Adj.:	1.00969899
Adj \$ / SQ:	158.486
Other Features:	87363
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515605
Depreciation:	95902
Depreciated Total:	419702

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	1.00	Before Depr:	174.33	
Special Features:	0	Val/Su Net:	137.07	
Final Total:	419700	Val/Su SzAd:	204.93	

MOBILE HOME

Make: Model: Serial # Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X18	A	AV	1920	27.63	T	40	101			3,300			3,300

PARCEL ID 122.0-0006-0014.0

More: N

Total Yard Items: 3,300

Total Special Features:

Total: 3,300

**AssessPro Patriot Properties, Inc**